

CHARLES W. MOCK  
BUILDING INSPECTOR

# City of Frederick

CITY HALL

Frederick, Maryland 21701

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CHARLES C. CRUM  
PLUMBING INSPECTOR

March 31, 1970

Mr. Stewart H. Brown  
19 North Court Street  
Frederick, Maryland 21701

RE: Paul R. Wisner property at 905 Walnut Street

Dear Brownie:

Why Paul Wisner ever entered into a contract with Harry Rhoderick, I'll never know, but that's water under the dam now.

First of all, our Building Code (National Building Code by name) and all other codes plainly state that all buildings and structures must have adequate footings and they must be below the frost line. In Frederick City the frost line runs between 24 - 30 inches. Therefore, we require all footings to be a minimum of 36 inches below finished grade, or to solid bearing.

Mr. Rhoderick's footings on the property in question are 4 inches below finished grade, not to solid bearings, and instead of being a minimum of 8 inches thick, they are only 4 inches thick in most areas. Failure of these footings, which is bound to happen, is going to cause structural failure throughout this house.

The center columns that support the main girder are also just resting on 4 inches of concrete, and this is the main support of the house through the center line.

As for apartments in this area, under no circumstances is this permissible. Under the Zoning Ordinance of Frederick City, this area (Linden Hills) is zoned R-3, which is single family homes only. Harry Rhoderick was told by myself that he could not turn this house into apartments for any reason.

As far as the apartments on each side of 905 Walnut Street, they were there before the Zoning Ordinance was adopted on January 29, 1964, and I cannot do a thing about it at this date.

There is at this time no plumbing in the house, and I have requested no hookup for sewer and water by the City of Frederick from the mains in the street.